

December 17, 2002

The Honorable Board of Supervisors  
County of Los Angeles  
383 Kenneth Hahn Hall of Administration  
500 West Temple Street  
Los Angeles, CA 90012

Dear Supervisors:

**RESOLUTION AND NOTICE OF INTENTION TO PURCHASE REAL PROPERTY  
26249 EAST BIG PINES HIGHWAY, WRIGHTWOOD - (FIFTH) (3 VOTES)**

**IT IS RECOMMENDED THAT YOUR BOARD:**

1. Find that the proposed purchase of real property is categorically exempt from the provisions of the California Environmental Quality Act (CEQA).
2. Adopt the enclosed Resolution and Notice of Intention to purchase improved real property at 26249 East Big Pines Highway, Wrightwood, consisting of a land area of approximately 7.96 gross acres and maintenance facilities, for a purchase price of \$520,000.
3. Instruct the Executive Officer of the Board of Supervisors to carry out the necessary steps for minimum legal advertising.
4. Authorize the Chief Administrative Office (CAO) to implement the acquisition of the subject real property, the closing of which is contingent upon the consummation of the purchase.

**IT IS FURTHER RECOMMENDED THAT, AT THE TIME OF CONSUMMATION, YOUR BOARD:**

1. Order the purchase consummated in accordance with Section 25350 of the Government Code and authorize the CAO to execute any related documentation necessary to complete the transaction, and accept the Deed conveying title to the County.

The Honorable Board of Supervisors  
December 17, 2002  
Page 2

2. Authorize the Auditor-Controller to issue a warrant to cover the purchase price for the real property and any other required transactional fees, which are estimated not to exceed \$15,000.

#### **PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION**

On August 20, 2002, your Board directed the CAO to participate at a public auction held by the State of California's Department of Transportation (Caltrans) for the purpose of acquiring the above-referenced improved surplus parcel, which had previously been operated as a highway maintenance facility yard.

The County has an identified need in this general area for a site from which to provide County services to the local community. The acquisition of an improved site at this location will provide the County with a cost-effective opportunity to deliver County-related services.

#### **IMPLEMENTATION OF STRATEGIC PLAN GOALS**

The Countywide Strategic Plan directs that we invest in public infrastructure in order to strengthen the County's fiscal capacity. The acquisition of a maintenance facility yard to serve a public need is consistent with this Goal (Goal 4, Strategy 2).

#### **FISCAL IMPACT/FINANCING**

Funding for the total acquisition cost of \$520,000, plus expenses, for the real property will be made available entirely from the Fifth District's discretionary fund.

#### **FACTS AND PROVISIONS/LEGAL REQUIREMENTS**

The subject property is located approximately two miles west of "downtown" Wrightwood, a small community located in the Angeles National Forest. The town limits extend east and west along Highway 2, which is also the main commercial thoroughfare. The boundary between San Bernardino County and Los Angeles County extends in a north/south direction, approximately one mile east of the parcel.

The Honorable Board of Supervisors  
December 17, 2002  
Page 3

The property is comprised of three legally subdivided lots comprising 8.48 gross acres with a 0.52-acre dedicated easement for highway purposes for a net of 7.96 acres. The existing improvements, consisting of average quality maintenance facilities (garage/sheds), asphalt paving, fencing and a fuel island, occupy approximately three acres of the leveled southerly portion of the property.

Caltrans, prior to committing the property to the auction process, completed a fair market value appraisal in early 2001, establishing an opinion of value of \$700,000. The public auction, which was attended by a number of interested and well-qualified buyers in August 2002, exposed the property to several proposed offers prior to the County's successful bid of \$520,000 being accepted. The California Transportation Commission has approved the sale of the real property to the County, subject to your Board's approval to proceed with the "closing" of the transaction.

The County's Department of Public Works completed a field exploration of the subject site, which included a review of Caltrans' property records/files. Based on the information reviewed, staff determined that no additional environmental assessment was warranted.

The CAO, in keeping with the provisions of Government Code Section 65402, provided the County's Regional Planning Department with notification of the County's intent to purchase the real property.

### **ENVIRONMENTAL DOCUMENTATION**

Find that the acquisition of the real property is categorically exempt from CEQA, specified in Class 1, Section r of the revised Environmental Document Reporting Procedures and Guidelines adopted by your Board. The County will utilize the real property for the same purposes as Caltrans, without any expansion of use.

The Honorable Board of Supervisors  
December 17, 2002  
Page 4

**IMPACT ON CURRENT SERVICES (OR PROJECTS)**

The acquisition of the real property will provide a local base for road maintenance activities by the Department of Public Works.

**CONCLUSION**

It is requested that the Executive Officer, Board of Supervisors return duplicate stamped copies of the adopted Board letter and a certified copy of the Minute Order to the CAO-Real Estate Division, 222 South Hill Street, 3<sup>rd</sup> Floor, Los Angeles, California 90012.

Respectfully submitted,

DAVID E. JANSSEN  
Chief Administrative Officer

DEJ:SNY  
CB:CM:hd

Enclosure

c: County Counsel  
Auditor-Controller  
Department of Public Works

wrightwood.b

**RESOLUTION AND NOTICE OF INTENTION**  
**TO PURCHASE REAL PROPERTY**

NOTICE IS HEREBY GIVEN that it is the intention of the Board of Supervisors of the County of Los Angeles, State of California, to purchase a 7.96 acre improved parcel of land located at 26249 East Big Pines Highway, Wrightwood, Los Angeles County, State of California and legally described on the attached Exhibit "A" for the sum of FIVE HUNDRED TWENTY THOUSAND DOLLARS (\$520,000) from the respective fee simple owner, also identified on the attached Exhibit "A".

SUBJECT TO:

All title exceptions and reservations, whether or not recorded.

NOTICE IS HEREBY GIVEN that the purchase of real property will be consummated by the Board of Supervisors of the County of Los Angeles, State of California, on the 28<sup>th</sup> day of January, 2003, at 10:00 a.m. in the Hearing Room of the Board of Supervisors, Room 381, Kenneth Hahn Hall of Administration, 500 West Temple Street, Los Angeles, California 90012. No obligation will arise against the County and in favor of the property owner with respect to the purchase of the property described herein until the Board of Supervisors approves the purchase on the named consummation date.

BY ORDER of the Board of Supervisors for the County of Los Angeles, State of California, adopted the 17th day of December, 2002.

VIOLET VARONA-LUKENS, Executive Officer  
Clerk of the Board of Supervisors

By \_\_\_\_\_

APPROVED AS TO FORM

LLOYD W. PELLMAN  
County Counsel

By \_\_\_\_\_  
Deputy

EXHIBIT "A"

LEGAL DESCRIPTION

LOTS 11, 12, AND 13 OF TRACT NO. 13353, IN THE UNINCORPORATED  
TERRITORY OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS  
SHOWN ON A MAP FILED IN BOOK 270, PAGES 43 THROUGH 45 OF MAPS, IN  
THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY

<u>PROPERTY OWNER &amp; PROPERTY ADDRESS</u>	<u>PROPOSED PURCHASE AMOUNT</u>
STATE OF CALIFORNIA 26249 EAST BIG PINES HIGHWAY WRIGHTWOOD, CALIFORNIA	\$520,000